

Minutes for Manchac Harbor HOA Meeting

May 14th, 2025

Present at the Meeting:

Blane Berthelot- President

Henry Luthringshausen- Treasurer

Annette Arthur- Secretary

Jeanne Summerour- Beautification Chair

Amanda Ruiz- ACC Chair

Call to Order

- Blane called the meeting to order.

Roll Call-

- Annette noted all board of directors were present.

Treasury Report- Henry

- Total assets are \$70,587.57 in the checking account and \$26,440.52 in the money market for a total of \$97,028.09.
- Henry noted there are 15 residents who have not paid their dues and owe the association \$24,742.
- Henry is working to get information from the collections company about other residents who are currently in collections.

Beautification Report-

- Nothing reported at this meeting.

ACC Report -Amanda

- Nothing reported at this meeting.

Social Media Report- Blane and Amanda

- Nothing reported at this meeting.

Maintenance:

- Amanda has some bids to present to the board for the culverts. She only has one currently. She has called the vendors multiple times and has not been able to connect with them to get the others. Annette will help with contacting vendors. This will remain on the agenda.
- It was mentioned as a reminder that all vendors must be licensed and insured.
- After speaking with several pond maintenance companies, Amanda was informed they are "no name" fountains and the parts must be ordered and are expensive. Most of the

vendor companies recommend name brand fountains. Most of the fountains were ordered by previous boards without this consideration.

- All three fountain companies recommended not having a fountain in the lake on the left as you enter the neighborhood because it will continue to be clogged and recommended an underwater aerator or bubbler instead.
- The board will be prioritizing lake 3 first as a risk of liability, Lake 9 second for aesthetic reasons and then shore up the front fence entrance for aesthetic reasons.
- All three fountain companies advised Amanda that they do nothing for the algae in the lakes but only have aesthetic value.
- We have one reasonable bid for the maintenance of only the first four ponds at the entrance. This company will also make a culvert repair bid for Lake 9 but not Lake 3 because they do not do bulkheads.
- It was determined that Lake 3 will need a bulkhead to sustain the repair recommended by several of the vendors bidding.
- The board is trying to obtain vendors who can do both pond maintenance and culvert repair if possible.
- The board has received a reasonable bid for shoring up the fence.

Old Business:

- All board members signed a letter to Magnolia Management putting them on notice per the contract of issues that need to be corrected per complaints by the residents and other issues noted by board members. Per the contract Magnolia has 30 days to correct and continue to upkeep these issues or be in violation of the contract. The letter will be mailed certified mail.
- Amanda installed the router in the Lighthouse but needs to come back with the monitor to finish to be able to access the files.
- The board still needs to decide how to circulate the newsletter. This will stay on the agenda. Amanda will bring a sample newsletter to the annual meeting. If we do it for advertising will need to put it in print. Sponsors and advertisers will want it printed.
- Amanda made some proposals for how to present the budget and the board voted and made a decision to present the budget as of April 2025 and the proposed budget will be presented at a later date.
- The board will have to use the money in the market to conduct Lake 3 and 9 repairs and fence repairs. There is currently no money in the budget to complete these projects since there are several residents not paying their dues.

New Business

- Voted to have Jessica Clack added as a board of directors' member.
- Henry Luthringshausen plans to resign as Treasurer after the annual meeting.

- The board will vote at next meeting whether to have Amanda assume the officer's role of treasurer once Henry resigns.
- The board spent the rest of this meeting in preparation for the annual meeting May 21st discussing power point and issues to be discussed at meeting with the residents.
- **Date, Time and Place for Next Meeting**